

29 Black Street, Yarralumla, ACT, 2600

House For Sale

Friday, 9 August 2024

 **BASTION**
PROPERTY GROUP

29 Black Street, Yarralumla, ACT, 2600

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Theo Koutsikamanis
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Duncan Macdonald
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Prime Waterfront Position

Nestled on a picture-perfect tree-lined street in one of the area's most tightly held enclaves, this generous and welcoming lakeside family residence is positioned across from reserve, a short walk to Lake Burley Griffin, and is mere moments from the quality schools, greenspaces and local shops held dear to the tight-knit, family friendly Yarralumla community.

Polished timber floors, plentiful natural light, and contemporary tones frame expansive and versatile living that includes both spacious open plan living and dining, as well as a central family, meals and kitchen hub, opening out to the central outdoor terrace. The kitchen is centrally positioned to ensure the home chef stays well connected to family and guests whilst creating, and enjoys all-electric cooking with 1200mm oven, stone benchtops, kitchen island bench, glass splashback, dishwasher, and plenty of storage throughout.

The main suite is unique and private, occupying two levels and comprising of spacious upstairs bedroom with built in robes, ground floor study/retreat and ensuite. The main bathroom boasts timber floors, chic floor to ceiling tiling, a bathtub, and frameless shower and, along with a convenient separate powder room, services the 3 additional bedrooms, all with built in robes. A double remote control basement garage with internal entry and large additional amenities room completes this quality offering, delivering a warm and welcoming home that is as inviting as it is convenient, right at the doorstep of both the City and the Parliamentary Triangle, and with the thriving epicentres of Manuka and Kingston within easy reach.

4 bedrooms, 2 bathrooms, and double lock up garage on 618 sqm of land

Versatile living spaces include expansive open plan living and dining + central family, meals, and kitchen hub opening out to central terrace

Quality all electric kitchen enjoying stone benchtops, kitchen island bench, 1200mm oven, glass splashback, dishwasher, and plenty of storage throughout

Unique main suite with spacious first floor bedroom, ground floor study/dressing room, built-in robes, and ensuite + 3 additional bedrooms, all with built in robes

Stunning main bathroom with timber floors, chic floor to ceiling tiling, bathtub, frameless shower, and good storage + convenient separate powder room

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